174.0	0005	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	587,100	/	587,100
USE VALUE:	587,100	/	587,100
ASSESSED:	587,100	/	587,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CATALDO CATHERINE M
Owner 2:	
Owner 3:	
Street 1:	54 DUNDEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1388 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3676.000	215,600	300	371,200	587,100
Total Card	0.084	215,600	300	371,200	587,100
Total Parcel	0.084	215,600	300	371,200	587,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.98 | /Parcel: 422.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116252
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,600	300	3,676.	371,200	587,100		Year end	12/23/2021
2021	101	FV	208,300	300	3,676.	371,200	579,800		Year End Roll	12/10/2020
2020	101	FV	208,500	300	3,676.	371,200	580,000	580,000	Year End Roll	12/18/2019
2019	101	FV	178,400	300	3,676.	365,900	544,600	544,600	Year End Roll	1/3/2019
2018	101	FV	178,400	300	3,676.	281,000	459,700	459,700	Year End Roll	12/20/2017
2017	101	FV	178,400	300	3,676.	265,100	443,800	443,800	Year End Roll	1/3/2017
2016	101	FV	178,400	300	3,676.	243,900	422,600	422,600	Year End	1/4/2016
2015	101	FV	167,300	400	3,676.	228,000	395,700	395,700	Year End Roll	12/11/2014

!13547!

PRINT

Date	Time
12/30/21	17:15:54

LAST REV

Date	Time
04/02/19	13:41:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13547

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18191-236		6/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	116252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/27/2008	Meas/Inspect	345	PATRIOT
10/21/2008	Measured	197	PATRIOT
4/21/2000	Inspected	264	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3676		Sq. Ft.	Site		0	70.	1.44	6									371,197						371,200	

Total AC/HA:	0.08439	Total SF/SM:	3676	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,197	Spl Credit		Total: 371,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:	8 - Plyw Panel	20 %
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	5 - Lino/Vinyl	15 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.96934247
Adj $ / SQ:	143.947
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312528
Depreciation:	96884
Depreciated Total:	215644

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 4	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

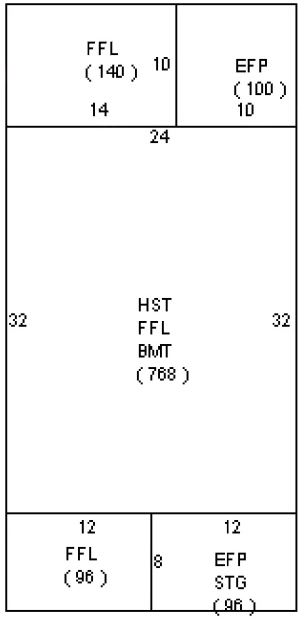
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.95
Special Features:	0	Val/Su Net:	88.07
Final Total:	215600	Val/Su SzAd	155.33

SKETCH



Sum Area By Label :
HST = 768
FFL = 1004
BMT = 768
EFP = 196
STG = 96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	143.950	144,523
BMT	Basement	768	43.180	33,165
HST	Half Story	384	143.950	55,276
EFP	Enclos Porch	196	39.850	7,812
STG	Storage	96	7.840	752

Net Sketched Area:	2,448			Total:	241,528
Size Ad	1388	Gross Area	2832	FinArea	1388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	FR	1970	5.60	T	49	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300